This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

Record & Return
WATAUGA TITLE COMPANY
5110 Maryland Way, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Christopher Zumpano
404 WF Rust Ct
Nashville, Tennessee 37221

Karen Johnson Davidson County
Batch# 519649 **DEEDWARR**
11/20/2020 03:47:16 PM 3 pgs
Fees: $18.00 Taxes: $2,145.63
20201120-0137048

SEND TAX BILL TO:
Owner

MORTGAGEE:
_____
_____
_____, _____ _____

MAP **128-10**
GROUP **A**
PARCEL **063.00co**
064.00co

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Barry N. Ward and spouse, Patricia B. Ward,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Christopher Zumpano and Emma Puckett, as tenants in common with right of survivorship**, hereinafter called the GRANTEES, their heirs and assigns, all of the Grantors right, title and interest iin the two tracts or parcels of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

See Attached Exhibit "A"

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2020 and subsequent years.

This is **improved** property known as **404 WF Rust Ct, Nashville, Tennessee 37221.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this the 11th of November, 2020.

Barry N, Ward

Patricia B. Ward

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Barry N, Ward and spouse, Patricia B. Ward**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 11th of November, 2020.

Mary Joe Hartz
NOTARY PUBLIC

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/2/2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $579,900.00

AFFIANT

Subscribed and sworn to before me on this 12th day of November, 2020.

NOTARY PUBLIC

THOMAS I. BOTTORFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 7-26-21

Exhibit "A"

TRACT 1:
Land in Davidson County, Tennessee, being Lot No. 49, on the Plan of Section Two, Pine Forest, of record in Plat Book 11700, pages 3-6, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Barry N. Ward and spouse, Patricia B. Ward by deed form Beazer Homes, Inc., d/b/a Philips Builders, of record in Instrument No. 2000727-0074297, Register's Office, Davidson County, Tennessee.

AND

TRACT 2:
The Grantors one-half undivided interest in Lot No. 48, on the Plan of Section Two, Pine Forest, of record in Plat Book 11700, pages 3-6, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Barry N. Ward and spouse, Patricia B. Ward, a one-half undivided interest and Brad Dickens, a one-half undivided interest, each half-interests as to each other to be held as tenants in common, of record in Instrument No. 20010906-0096712, Register's Office, Davidson County, Tennessee.